

## I. INTRODUCTION

Intrawest Corporation is proposing to develop the 90-acre Rodeo Grounds site across from the June Mountain parking lot at the intersection of Highway 158 (Boulder Drive) and North Shore Boulevard. This Rodeo Grounds Specific Plan describes the proposed development and provides detailed regulations and guidelines for the development of the Rodeo Grounds site. This is in concert with the development intent and guidelines established in the 'June Lake 2010: June Lake Area Plan' and reflected in the Mono County General Plan.

This document includes both text and diagrams that specify the proposed requirements for development of the Rodeo Grounds area. *It should be noted that the Rodeo Grounds Specific Plan includes various drawings, figures, and exhibits, as part of a conceptual development plan. These are intended to illustrate one development concept that meets the requirements set forth in the plan text. These conceptual plans and exhibits are not intended to preclude alternate development concepts and building designs that also meet the requirements set forth in the text.*

## II. BACKGROUND/CONTEXT

The Rodeo Grounds Specific Plan responds to several planning documents that have been established or are currently under development. The Mono County General Plan regulates development in June Lake. In addition, development policy for the June Lake Loop is specified in the 'June Lake 2010: June Lake Area Plan' that was adopted by the county in 1991. The 'June Lake 2010: June Lake Area Plan' summarizes existing conditions, identifies community issues, and specifies goals, objectives and policies, to guide community development over the next 20 years. The Area Plan supplements the objectives delineated in the Mono County General Plan by providing "area specific directives." In accordance with state law, it has been drafted to be consistent with the broader directives of Mono County's General Plan.

The primary objective of the Rodeo Grounds Specific Plan is to achieve the goals and objectives noted in the June Lake 2010 Plan, which states that, "through the Specific Plan process," the hope is to, "develop the West Village/Rodeo Grounds into a well-coordinated resort area that provides a balance of resident and visitor housing in close proximity to recreational facilities and other activity centers" (p. III-45). The Rodeo Grounds Specific Plan creates a set of land use standards that will guide the development of the Rodeo Grounds site to meet these objectives. These standards provide for a wide variety of residential units for residents and guests, balanced with commercial and recreational opportunities, along with a multi-modal circulation system of roads, transit, ski lifts, pedestrian trails, and bicycle paths. The Rodeo Grounds Specific Plan is intended to create a viable and sustainable component of the June Lake Loop Community.

The June Lake 2010 Plan identifies a number of broad planning goals that are reinforced by policies and objectives set out specifically for individual development locations (such as the Rodeo Grounds). These general goals set the overall tone and direction for development and land use, and serve as the basis for the recommendations and requirements contained in this Specific Plan. The following is a brief summary of the relationship of the Rodeo Grounds Specific Plan to the goals set forth in the June Lake 2010 Plan (p. III-3).

- *GOAL: That June Lake ultimately develop into a moderately sized, self-contained, year-round community;*

The Rodeo Grounds Specific Plan provides opportunity for phased moderate growth within the June Lake Area at an overall density that is consistent with the June Lake 2010: June Lake Area Plan. The residential uses and services will complement the existing development and expand multi-season recreational uses in the June Lake Loop, contributing to its viability as a self-contained year-round community.

- *GOAL: Provide residents with quality housing, and visitors with a wide array of housing alternatives, each designed to promote unique experiences;*

The Rodeo Ground Specific Plan provides for a wide array of residential uses, including single-family homes, town homes, resort condominiums, and apartments. These homes will provide varied residential opportunities to local residents, second-home owners, and visitors to the June Lake Area. They are located in close proximity to the June Mountain base area and nearby to the commercial center of June Lake. Residents and guests will

have unique access to the multitude of recreational and commercial opportunities available in the June Lake Loop.

- *GOAL: Provide residents and visitors with community facilities that improve the self-sufficiency of June Lake by reducing the demand on facilities located in outlying areas;*

The Rodeo Ground Specific Plan includes recreational facilities, including recreational trails with outlook areas, select commercial and retail uses, and outdoor pool and spas, and possibly, a “Camp Pavilion”. These facilities will serve residents and guests within the Rodeo Grounds Specific Plan Area. In addition, facilities may sometimes be available to local residents on a case-by-case basis depending on the particular use. For example, the Camp Pavilion may be made available to host public or private events. These facilities, along with recreational opportunities provided by June Mountain, will create greater opportunities within the June Lake Area, reduce dependence on facilities provided outside the community, and create greater self-sufficiency within the community.

- *GOAL: Plan and develop community infrastructure at a rate that ensures new demands will not over-burden existing facilities. Also ensure that new development provides for associated expansion of existing facilities without placing undue financial burdens on existing users and impacts on the environment;*

Development proposed within the June Lake Specific Plan will be phased over a period between five to fifteen years. Numerous studies have been directed at balancing the development of the Specific Plan Area to the infrastructure capacity of the entire June Lake area. Numerous upgrades to existing sewer, water, power, and other utilities have been proposed as part of the Specific Plan. Many of these improvements will enhance the overall performance and capacities of existing infrastructure. For Detailed Utilities Plan, see Exhibit G.

- *GOAL: Maintain and improve the visual quality of the June Lake Loop’s environment by enhancing existing structures, guiding future development and preserving scenic views;*

The visual quality of the June Lake environment is an important consideration of the Rodeo Grounds Specific Plan. Buildings and structures have been located to maximize views and minimize visual impacts. Areas along existing major roadways generally remain as open space areas. Larger structures have been set back further from Highway 158. Also, larger buildings have been located within forested areas or lower areas, limiting the visibility of building height and mass. Lower density land uses have been located in areas that are more open visually. The intent of the Master Plan Site Plan is to place buildings with great sensitivity to existing views and visibility from public roads and adjacent neighborhoods. A comprehensive set of Design Guidelines has been developed that include provisions regulating building mass, height, exterior materials and colors, in order to assume visual compatibility within the larger environmental context (see Appendix C).

- *GOAL: Conserve and enhance the quality of the June Lake Loop’s natural, scenic and cultural resources;*

The Rodeo Grounds Specific Plan recognizes that the natural, scenic, and cultural resources are a major community asset and attraction. The plan seeks to preserve and enhance these resources to the extent possible within the context of a development plan. In addition, the Plan creates opportunities for the residents and visitors to the June Lake Area to continue to have access to these resources through the development of additional trails, the preservation and protection of existing wetland areas, the preservation of views from public roadways, and expanded access to recreational activities and areas.

- *GOAL: Provide and maintain a circulation system and related facilities which will promote the orderly, safe, and efficient movement of people, goods, and services, and at the same time preserve the mountain village character of June Lake;*

Rodeo Grounds Specific Plan includes careful consideration of the proposed circulation and its connection to the existing roadways in the June Lake Area. Access to proposed development areas is to be provided primarily from North Shore Drive with minimal access required from Highway 158. Internal roadways are designed to provide safe and efficient means of access for residents as well as provide adequate access for service and public safety. In keeping with the mountain character of the June Lake Area, roadway widths have been minimized where possible. A comprehensive system of trails will be developed with connections into the existing and future June Lake Area trail network.

- *GOAL: Assure that land use policies and development practices minimize risks to life and property, yet provide for new development and growth;*

The Rodeo Grounds Specific Plan has been developed to conform to Mono County design and development standards and practices. The intent of the plan is to create a safe and healthy residential environment and to promote enhanced property value and quality of life for all June Area residents. It is also intended that the project will provide local residents with numerous opportunities to participate in the proposed development and growth through property ownership, job creation, expanded business opportunities, increased public and private facilities, and broadened recreational activities.

- *GOAL: Expand and strengthen June Lake's tourist-oriented economy by stimulating the development of year-round recreational facilities and attracting and retaining a diversity of businesses, while protecting June Lake's scenic and natural resource values;*

The Rodeo Grounds Specific Plan has been carefully coordinated to support the local tourist based economy. The addition of numerous short-term residential lodging units should stimulate increased sales to local businesses, increase skier population and use of the June Mountain Ski Area, and broaden the year-round appeal of the June Lake Area as a tourist destination. At the same time, the Rodeo Grounds Specific Plan also remains sensitive to June Lake's scenic and natural resource values that are the fundamental basis for its tourist-based economy.

- *GOAL: Provide a level of community-oriented recreational facilities and programs that meets the needs of June Lake's population;*

The Rodeo Grounds Specific Plan provides increased access to four season recreational opportunities. Recreational amenities and facilities, in addition to possible seasonal programmed activities, may be provided in the Resort Center Area.

The Rodeo Grounds Specific Plan is but one piece of a larger vision for the June Lake Area. The following sections of the June Lake Rodeo Grounds Specific Plan provide refined description of Land Uses and Development Policies. These are intended to conform to the goals noted above and establish specific criteria for development at the Rodeo Grounds site.

### III. SITE DESCRIPTION AND CONCEPTUAL SITE PLAN

The following section provides an overview of the site and site plan. For detailed land use requirements, see Section IV.

#### A. Site Description

##### *Setting and Adjacent Uses*

The Rodeo Grounds site is located in the eastern High Sierra at an elevation between 7,500 – 7,800 feet (Average elevation 7,650 feet). Situated on approximately 90 acres, it is adjacent to and north of Highway 158 (Boulder Drive), and bisected by North Shore Drive that runs north south, ending at the intersection with Highway 158. To the south of the property across the highway lie the parking lots and base facilities for June Mountain Ski Area operated by Mammoth Mountain Ski Area under permit from the USFS. Primarily, the lands bordering the site are public and under the jurisdiction of the USFS. The California State Lands Commission controls the water areas of Gull Lake. There is a 3.5-acre in holding parcel on the southwestern portion of the site that is owned by Southern California Edison (SCE). A 15-acre undeveloped private parcel (Ronzi APN P5-010-16) is within 500' of the northeast corner of the Specific Plan Area.

##### *Physical Features*

The site is characterized by moderately sloping terrain comprised of a series of low ridges with numerous rock outcroppings. The majority of the slopes tend to be southeast-southwestern facing. Primary vegetation types on the site include plant communities associated with Big Sagebrush Scrub, Jeffrey Pine Forest, Curl-leaf Mountain Mahogany Woodland, Aspen Woodland, and Kentucky Bluegrass meadow. The ridge that conforms to the eastern property boundary separates the property from the Gull Lake Basin. An access road to the lake, boat launch and picnic area operated by the USFS is reached through this eastern portion of the property.

The site is undeveloped except for a series of SCE aerial lines that run southwest to northeast across the site on both sides of North Shore Drive and a single residential structure located just east of North Shore Drive near the highway. There are several unpaved roads traversing the site, which provide access to and along the power line easements.

##### *Viewshed*

Sections of the site are visible from Highway 158 and North Shore Drive. Highway 158 has been designated as a scenic route by the California State Department of Transportation. Portions of the ridgeline, which runs along the eastern border of the property, are visible from various areas of June Lake Village. Portions of the site are also visible from the parking lot, base facilities, lifts, and lower slopes of June Mountain Ski Area. Site vistas include dramatic views of the lower slopes and ridges of June Mountain to the southwest and west along with spectacular views to Carson Peak and the escarpment ridges of the Sierra Nevada Mountains to the west.

## B. Conceptual Site Plan.

A Conceptual Site Plan has been created that provides an example of the direction development could take place under the proposed Specific Plan Land Use Requirements. The following is a brief description of this site plan as shown in Exhibit C: Conceptual Site Plan.

### *Resort Area*

The primary resort node is located on the relatively flat area west of North Shore Drive and north of Highway 158. This area is distanced from both roads by steep slopes and existing tree cover and is thus designated as the highest density area within the Rodeo Grounds development. The larger residential lodge buildings shown on the Conceptual Site Plan range in size from 44 to 93 units. The primary buildings are arranged to cluster around a central open space area and are carefully sited to maintain views to both the June Mountain Ski Area slopes and to Carson Peak.

Proposed land uses include resort condominiums and hotel units that are available for transient occupancies. These short-term residential uses are essential to create 'warm bed' opportunities for the adjacent June Mountain Ski Area, for other recreational and entertainment activities in the June Lake Loop and to supplement occupancies in the surrounding region.

Vehicular circulation and service access are provided by the internal roadway system, which is accessed from North Shore Drive. The Resort area roads and building cul-de-sacs encircle the perimeter of the central development area and are connected by an internal pedestrian trail system. Parking for the residential uses in the Resort area is generally located below the building footprints. A trail network is intended to provide connections to a wider regional trail network. Existing bike routes along North Shore Drive allow bicycle connections to June Lake Village.

Possible ancillary retail uses such as restaurants, shops, galleries, conference facilities or other attractions will occupy ground floor locations and will be sized to accommodate the needs of on-site guests as well as some destination guests. The amount of retail is not to exceed a total of 30,000 s.f. and is not intended to compete with existing and new retail uses in June Lake Village and 'Down Canyon' areas.

Existing mature trees will be retained to the maximum extent possible. On the slopes along Highway 158, along North Shore Drive, and within the central open space areas, these trees will provide visual screening and mitigation for building massing. New plantings of native trees and plants are anticipated to supplement existing vegetation. Small wetland areas delineated along the eastern edge of Highway 158 would not be disturbed by the proposed commercial buildings in the Resort Center.

### *Residential Neighborhoods*

A variety of residential neighborhoods are proposed. They will include a mix of unit types including town homes, apartments, condominiums, condominium hotels and single-family

homes. These will be utilized as short-term vacation rental units, vacation homes, and primary residences. The proximity to the June Mountain Ski Area base makes these homes very desirable for winter vacation use. In the summer, nearby Gull Lake, June Lake and June Lake Village make the location attractive and convenient.

Each neighborhood is accessible via a series of roadways and short cul-de-sacs that join North Shore Drive. Public access to the Gull Lake launch area and picnic area will be maintained using a portion of the internal roadway system.

Views vary by location, however, most lots and parcels have spectacular mountain views. Some Single-family homes along the eastern ridge will have views into the Gull Lake basin and to June Lake Village. Building heights in these locations will be restricted as required by the Mono County General Plan, to minimize visual impacts to the ridgeline. Building location and massing will be carefully controlled to emphasize and preserve views. No commercial uses are proposed in the residential neighborhoods outside of the resort center area.

The density of the existing tree canopy varies across the site, although it is generally sparser in the eastern section of the Rodeo Grounds than it is in the the Resort Center area to the west. The plan will retain existing mature trees to the maximum extent possible. Areas of native vegetation and natural rock outcrops will be left undisturbed wherever possible. A small delineated wetland area on the northeast corner of the intersection of Highway 158 and North Shore Drive will be preserved.



## **IV. LAND USE STANDARDS**

### **A. Specific Plan General Regulations**

The development standards and procedures established herein are intended to satisfy the requirements of the Mono County General Plan. Upon adoption of the Rodeo Grounds Specific Plan, the development standards and procedures established herein would become the governing regulations for the land uses proposed and developed on this site. This Specific Plan is regulatory by design. The policy underpinnings of this Specific Plan are those identified in the County of Mono General Plan, as discussed throughout this text.

#### *Code Consistency*

- The development standards herein shall regulate all development in the Rodeo Grounds Specific Plan Area. In the case of a conflict between this Specific Plan and the Mono County General Plan, this Specific Plan shall prevail. In cases where this Specific Plan is silent on an issue of relevance to the project, the Mono County General Plan shall take precedence.
- Any details or issues not covered by the development guidelines or regulations of this Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the Mono County General Plan, Grading Ordinances, and other adopted ordinances of the County.
- Construction shall comply with all applicable provisions of the California Building Standards Code and the mechanical, electrical, plumbing, and other codes related thereto as administered by Mono County and other agencies with jurisdiction over the project.
- Grading plans submitted for projects within the Rodeo Grounds Specific Plan shall be based on the County Grading Code, and shall be accompanied by all geological and soils reports required by the Grading Code.

#### *Severability.*

If any portion of these regulations is declared by judicial review to be invalid in whole or in part, such decision shall not affect the validity of the remaining portions.

#### *Alternative Developments Standards.*

No alternative development standards shall be permitted unless such standards are established through an amendment to this Specific Plan.

#### *Development Flexibility.*

The following shall guide development flexibility within the Rodeo Grounds Specific Plan:

- All of the parcels or lots on Tentative Tract Maps may be platted as much as ten percent (10%) above or below the acreage or square footage shown. Such

variances would be subject to review and approval by the Director of Planning, but no amendment to this Specific Plan shall be required for lot size variances that meet these guidelines.

- Only general boundary alignments and approximate acreage figures are shown on the plans submitted herein. Adjustments to land use boundaries resulting from final road alignments, the siting of infrastructure facilities, and/or technical refinements to the Specific Plan will not require an amendment to this Specific Plan.

## B. Definition of Terms

For the purposes of this Specific Plan, the following terms shall be defined as follows.

*Affordable Housing.* Housing of any type intended for purchase or rental by persons who work or reside in June Lake and who meet specific residency requirements as set by the County, Owner and/or future Housing Authority.

*Building Height.* "Building Height" shall be defined by the Mono County General Plan (Land Use Element, Table 4.080).

*Conditional Use.* "Conditional Uses" are ones that allow the County discretion over the construction or operation of the use. The County may impose conditions on the use to ensure compatibility with the surrounding environment. The County has the option to deny the use if applying conditions do not bring the project into compatibility with the surrounding neighborhood.

*Condominium.* An estate in real property consisting of an undivided interest in common in a portion of a parcel or real property, as well as a separate interest in a dwelling unit located on such real property. A condominium may also include a separate interest in other portions of such real property (as defined by California Department of Real Estate).

*Driveway.* A vehicular way, public or private, which is not a street, providing access to or between streets and residential or commercial lots, and/or parking.

*Dwelling Unit (DU).* A self-contained set of habitable rooms, with one set of cooking facilities, that is a building unto itself or a portion thereof. Dwelling units consist of Single family Dwellings, Multi-family Dwelling Units, and/or Condominium Units. For the purposes of density calculations, one bedroom unit or studio unit shall be considered to equal one-half of a dwelling. Similarly, densities for hotel/motel uses shall be computed at a ratio of two guest rooms for each dwelling.

*Multi-family Dwelling.* A building containing two or more dwelling units, in either a side-by-side or stacked configuration; this may include condominiums, town homes, and/or apartments.

*Permitted Use.* "Permitted Uses" are ones which may be operated, constructed, or maintained if they meet all regulations as established in this document.

*Resort Hotel/Condominium.* A commercial establishment offering transient lodging that contains restaurant amenities, guest registry, lobby facilities, guest rooms, and conference/meeting facilities within or in proximity to the hotel. A Resort Hotel may also include other services and amenities, such as fitness centers, retail, spa facilities, banquet facilities, and outdoor amenities. Condominium units may also be contained within a Resort Hotel.

*Secondary Units.* Secondary Units shall be allowed up to 800 s.f. or 30% (whichever is less) of the total home area. Separate utility metering will be permitted for secondary suites.

*Single-Family Dwelling.* A detached building designed for use and occupancy by an individual household. Single-family dwellings may include one secondary suite.

*Town Home.* A dwelling unit, designed for use and occupancy by an individual household, having only one kitchen, that has a private street level entrance/exit, and that is attached to one or more similar units.

*Transient Occupancy.* Occupancy by persons for purposes of sleeping, lodging or similar reasons for a period of thirty consecutive days or less in exchange for a fee or similar consideration.

*Warm Beds.* Accommodations that are available for transient and short term occupancies (as opposed to second homes and condos that are used periodically by owners only).

### C. Land Use Development Areas

The Rodeo Grounds Specific Plan divides the property into five Development Areas (see Exhibit B: Land Use Areas). The land use standards set forth in this section will govern the intensity and types of allowable land use in each area. The chart below shows each Rodeo Grounds Specific Plan Development Area, along with its Land Use Designation, as defined by the Mono County General Plan. Unless otherwise indicated, the land use standards conform to the land use standards established in the Mono County General Plan (p. IV-117 through IV-125).

Area	Neighborhood	Land Use Designation (per Mono County General Plan)
Area 1	Resort Center	Commercial Lodging (CL)
Area 2	South East	Multi-Family Residential - High (MFR-H)
Area 3	Hilltop	Single-Family Residential (SFR)
Area 4	North East	Multi-Family Residential - High (MFR-H)
Area 5	North West	Single-Family Residential (SFR)
Area 6	SCE Parcel	In Holding Parcel

### *Proposed Densities*

The following outlines the proposed densities for each Rodeo Grounds Development Area. The average allowable density for the entire 90-acre Rodeo Grounds Development Area is 10 units/acre. This would allow for 900 units. The proposed density of this Rodeo Grounds Specific Plan is significantly less. 499 units are proposed as follows:

DEVELOPMENT		ACREAGE	PROPOSED DUs	
Residential Units	Area 1	29.1 acres	266	DU
	Area 2	18.2 acres	106	DU
	Area 3	17.1 acres	48	DU
	Area 4	5.5 acres	7	DU
	Area 5	14.1 acres	32	DU
	Area 6 - SCE	3.5 acres	-	
	R.O.W.	2.7 acres	-	
TOTAL			459	DU
Affordable Housing	Area 1		20	DU
	Area 4		20	DU
TOTAL		90.2 acres	499	DU
Overall Density:			5.5	DU/acre
Commercial/Retail	Area 1		20,000 - 30,000s.f.	

### *Transfer of Densities.*

Owner reserves the right to transfer densities between areas, up to 50 units. Development Areas shall conform substantially to the areas shown on Exhibit B: Land Use Areas; however, modification of densities and areas shall be permitted with Mono County planning staff review and approval.

### *Affordable Housing.*

In the event that additional affordable housing is required by Mono County, these additional affordable housing units will not be counted against total density of 499 shown above.

## **C1. Development Area 1 (Resort Center)**

Development Area 1 (Resort Center) is designated as Commercial Lodging – High (CL-H), as defined in the Mono County General Plan (p. IV-125).

### **PERMITTED USES**

- Single-family Dwellings (including transient occupancy)
- Multi-family Dwellings
- Additional uses permitted by the Mono County General Plan

### **USES PERMITTED SUBJECT TO DIRECTOR REVIEW**

- Transient rentals of up to 3 dwelling units
- Single-family Dwellings with transient occupancy

### **USES PERMITTED SUBJECT TO USE PERMIT**

- Hotels and/or Resort Hotel
- Resort Condominiums
- Ancillary, resort-related Commercial Uses (dining, convenience, recreational facilities, etc.)
- Transient Rentals of 4 or more dwelling units
- Affordable Housing. Any Affordable Housing within Development Area 1 shall conform to the guidelines for Affordable Housing in Appendix A of this document
- Fractional Ownership
- Additional uses permitted by the Mono County General Plan

### **DEVELOPMENT STANDARDS**

*Minimum Lot Area.* Within Development Area 1, the minimum lot size shall be:

Hotels and/or Resort Hotels, Resort Condominiums: 20,000 sf  
Single-family Dwellings: 7,500 sf  
Other uses: 10,000 sf

*Maximum Site Coverage.* Within Development Area 1, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

*Minimum Setbacks for Structures.* Within Development Area 1, the minimum setbacks for all structures shall be:

Front: 10 feet  
Rear: 5 feet  
Side: 0 feet, or 10 feet when abutting a residential district

*Minimum Setbacks for Streets and Roadways.* Within Development Area 1, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

*Density.* See page 14.

*Building Height.* Within Development Area 1, the maximum allowable Building Height shall be as follows (see Mono County General Plan, Table 4.080, p. VI-212):

- Hotels and/or Resort Hotels: 60 feet
- Resort Condominiums: 60 feet
- Multi-family Dwellings: 45 feet
- Single-family Dwellings: 35 feet
- Affordable Housing: 60 feet

*Minimum Building Separation.* Within Development Area 1, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.



## **C2. Development Area 2**

Development Area 2 is designated as a Multi-Family Residential - High (MFR-H), as defined in the Mono County General Plan (p. IV-120).

### **PERMITTED USES**

- Single-family Dwellings
- Multi-family Dwellings
- Additional uses permitted by the Mono County General Plan

### **USES PERMITTED SUBJECT TO DIRECTOR REVIEW**

- Transient rentals of up to 3 dwelling units
- Single-family Dwellings with transient occupancy

### **USES PERMITTED SUBJECT TO USE PERMIT**

- Transient Rentals of 4 or more dwelling units
- Fractional Ownership
- Additional uses permitted by the Mono County General Plan

### **DEVELOPMENT STANDARDS**

*Minimum Lot Area.* Within Development Area 2, the minimum lot size shall be:

Multi-family Dwellings: 10,000 sf  
Single-family Dwellings:  
    Minimum Lot size: 7,500 sf  
    Minimum width: 50 feet  
    Minimum depth: 60 feet  
Other uses: 10,000 sf

*Maximum Site Coverage.* Within Development Area 2, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

*Minimum Setbacks for Structures.* Within Development Area 2, the minimum setbacks for all structures shall be:

Front: 20 feet  
Rear: 10 feet  
Side: 10 feet

*Minimum Setbacks for Streets and Roadways.* Within Development Area 2, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

*Density.* See page 14.

*Building Height.* Within Development Area 2, the maximum allowable Building Height shall be as follows (see Mono County General Plan, Table 4.080, p. VI-212):

Multi-family Dwellings: 45 feet  
Single-family Dwellings: 35 feet

*Minimum Building Separation.* Within Development Area 2, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

### **C3. Development Area 3**

Development Area 3 is designated as Single-Family Residential (SFR), as defined in the Mono County General Plan (p. IV-119).

#### **PERMITTED USES**

- Single-family Dwellings
- Additional uses permitted by the Mono County General Plan

#### **USES PERMITTED SUBJECT TO DIRECTOR REVIEW**

- Secondary Unit
- Single-family Dwellings with transient occupancy

#### **USES PERMITTED SUBJECT TO USE PERMIT**

- Additional uses permitted by the Mono County General Plan

#### **DEVELOPMENT STANDARDS**

*Minimum Lot Area.* Within Development Area 3, the minimum Single-family lot size shall be:

Minimum Lot size: 7,500 sf  
Minimum width: 50 feet  
Minimum depth: 60 feet

*Maximum Site Coverage.* Within Development Area 3, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 40%.

*Minimum Setbacks for Structures.* Within Development Area 3, the minimum setbacks for all structures shall be:

Front: 20 feet  
Rear: 10 feet  
Side: 10 feet

*Minimum Setbacks for Streets and Roadways.* Within Development Area 3, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

*Density.* See page 14.

*Building Height.* Within Development Area 3, the maximum allowable Building Height shall be 35 feet.

*Minimum Building Separation.* Within Development Area 3, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

#### **C4. Development Area 4**

Development Area 4 is designated as a Multi-Family Residential - High (MFR-H), as defined in the Mono County General Plan (p. IV-120).

##### **PERMITTED USES**

- Single-family Dwellings
- Multi-family Dwellings
- Additional uses permitted by the Mono County General Plan

##### **USES PERMITTED SUBJECT TO DIRECTOR REVIEW**

- Transient rentals of up to three dwelling units
- Single-family Dwellings with transient occupancy

##### **USES PERMITTED SUBJECT TO USE PERMIT**

- Transient Rentals of 4 or more dwelling units
- Affordable Housing. Any Affordable Housing within Development Area 4 shall conform to the guidelines for Affordable Housing in Appendix A of this document
- Additional uses permitted by the Mono County General Plan

##### **DEVELOPMENT STANDARDS**

*Minimum Lot Area.* Within Development Area 4, the minimum lot size shall be:

Multi-family Dwellings: 10,000 sf  
Single-family Dwellings:  
    Minimum Lot size: 7,500 sf  
    Minimum width: 50 feet  
    Minimum depth: 60 feet  
Other uses: 10,000 sf

*Maximum Site Coverage.* Within Development Area 4, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

*Minimum Setbacks for Structures.* Within Development Area 4, the minimum setbacks for all structures shall be:

Front: 20 feet  
Rear: 10 feet  
Side: 10 feet

*Minimum Setbacks for Streets and Roadways.* Within Development Area 4, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

*Density.* See page 14.

*Building Height.* Within Development Area 4, the maximum allowable Building Height shall be as follows (see Mono County General Plan, Table 4.080, p. VI-212):

Multi-family Dwellings: 45 feet  
Single-family Dwellings: 35 feet

*Minimum Building Separation.* Within Development Area 4, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

## **C5. Development Area 5**

Development Area 5 is designated as Single-Family Residential (SFR), as defined in the Mono County General Plan (p. IV-119).

### **PERMITTED USES**

- Single-family Dwellings
- Additional uses permitted by the Mono County General Plan

### **USES PERMITTED SUBJECT TO DIRECTOR REVIEW**

- Secondary Unit
- Single-family Dwellings with transient occupancy

### **USES PERMITTED SUBJECT TO USE PERMIT**

- Additional uses permitted by the Mono County General Plan

### **DEVELOPMENT STANDARDS**

*Minimum Lot Area.* Within Development Area 5, the minimum Single-family lot size shall be:

Minimum Lot size: 7,500 sf  
Minimum width: 50 feet  
Minimum depth: 60 feet

*Maximum Site Coverage.* Within Development Area 5, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 40%.

*Minimum Setbacks for Structures.* Within Development Area 5, the minimum setbacks for all structures shall be:

Front: 20 feet  
Rear: 10 feet  
Side: 10 feet

*Minimum Setbacks for Streets and Roadways.* Within Development Area 5, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

*Density.* See page 14.

*Building Height.* Within Development Area 5, the maximum allowable Building Height shall be 35 feet.

*Minimum Building Separation.* Within Development Area 5, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

## **C6. Development Area 6: SCE Parcel**

### PERMITTED USES

- SCE Substation

### USES PERMITTED SUBJECT TO DIRECTOR REVIEW

- None

### USES PERMITTED SUBJECT TO USE PERMIT

- Additional uses permitted by the Mono County General Plan within similar land use designations

### DEVELOPMENT STANDARDS

*Minimum Lot Area.* n/a

*Maximum Site Coverage.* Within Development Area 6, the maximum site coverage in any parcel, including all structures and paved or other impervious surfaces shall be 60%.

*Minimum Setbacks for Structures.* Within Development Area 6, the minimum setbacks for all structures shall be 10 feet.

*Minimum Setbacks for Streets and Roadways.* Within Development Area 6, the minimum setbacks for all new interior streets and roadways shall be 10 feet from edge of pavement to the adjacent property boundary.

*Density.* See page 14.

*Building Height.* Within Development Area 6, the maximum allowable Building Height shall be 45 feet.

*Minimum Building Separation.* Within Development Area 6, minimum building separation for all structures is to be no less than 20 feet. Where building construction type requires greater separation per building codes, the building codes shall apply.

*SCE Property Line Adjustments.* Owner retains the right to adjust adjoining property lines between the SCE Parcel and Area 1, subject to Mono County Staff approval, which, is not to be unreasonably withheld. Land acquired by the SCE Parcel shall be subject to the SCE Parcel zoning, and that annexed into Area 1 shall fall under the zoning requirements of Development Area 1.

*Landscape Screening.* All structures and utilities shall be screened from offsite views and adjacent residential or commercial structures. Screening materials shall be native trees and shrubs, compatible with existing forest canopy. Optimal screening locations to be determined based on structure/utility layout plan.

#### D. Parking Requirements

##### *Hotel Units, Resort Hotels, Resort Condominiums, and Conference Facilities*

- For Hotels and Hotels, parking spaces shall be provided at .75 space per key, plus 1 space per 20 keys short term/guest parking.
- For Resort Condominiums, parking spaces shall be provided at 1 space per unit, plus 1 space per 10 units short term/guest parking.
- All required parking for Hotels, Full Service Hotels, Resort Condominiums shall be understructure with the exception of parking required for residential visitor/guest parking and short-term registration and loading and unloading areas.

##### *Multi-family (Condominiums, Town Homes, and Apartments)*

- Parking shall be provided as: 1 space per unit for 1-2 bedroom dwelling units, 1.5 space per unit for 3 bedroom DUs, 2 space per unit for 4 bedroom DU plus 1 space per 5 units short term/guest parking.
- Minimum 50% of all parking shall be covered in garages or understructure with the exception of parking for guest and short-term parking.

##### *Affordable Housing*

- Parking shall be provided as 1.0 uncovered parking stalls per dwelling unit.
- Typical parking stalls shall measure 9 feet by 18 feet. Handicap and Compact stalls shall conform to the governing code.

##### *Commercial/Retail/Recreational Uses*

- For commercial uses located wholly within a hotel and intended primarily for use by hotel guests, no additional parking (beyond that required for the hotel) shall be required.
- For other commercial uses, parking shall be provided at 3 spaces per 1000 s.f. of floor area. These spaces may be uncovered.



## E. Transportation/Circulation

### *Vehicular Circulation and Emergency Vehicular Access*

- Points of connection to public roads are as shown on the enclosed Master Plan maps.
- The roadways will be constructed at a minimum drivable width of 20 feet. Road centerline radii may be as small as 100 feet with approval of a qualified traffic engineer, in order to encourage low speeds and reinforce the rural character of Rodeo Grounds.
- Primary access for Fire and Life-Safety vehicles to residential and commercial uses within June Lake Rodeo Grounds is shown on Exhibit D: Circulation.
- Some means of restricting public and non-authorized access through the private sections of the system will require locking gates, removable bollards, or similar devices.

*Recreational Trail Linkages.* Exhibit D: Circulation illustrates the existing and proposed trail and transit connections.

### *Public Transportation.*

- Public transportation stops/shelters will be conveniently located to provide access to the June Lakes area wide system.
- For approximate stops/shelter locations, see Exhibit D: Circulation.

## F. Utilities

### *Water*

- The Project is located within the June Lake Public Utility District. Improvements to the District Water System installed as part of this development, include a new storage tank, on and offsite infrastructure, offsite main line extensions. The current proposal is to phase the offsite water system improvements. Up to 25 lots will be developed with the first offsite mainline connection. The second mainline connection will be made (to complete the looped system) with the 26th lot. The reservoir will be constructed with the 51st lot. The June Lake Public Utility District fees or an Assessment District will fund filtration system improvements.
- Water line and facilities will be designed and constructed in conformance with the June Lake Public Utility District Specifications.
- Appropriate connection fees will be paid to the June Lake Public Utility District.

### *Sanitary Sewer*

- The sanitary sewer system will also be a part of the June Lakes PUD system. The existing system is adequate for this development. Any improvements needed will be covered by the service connection fees.
- Sanitary sewer line and facilities will be designed and constructed in conformance with the June Lake Public Utility District Specifications.
- Appropriate connection fees will be paid to the June Lake Public Utility District.

### *Dry Utilities*

- Onsite dry utilities will be placed in a common utility trench. For electricity, phone and cable television, the developer will install main line and lateral conduits, transformer pads, utility pads, and pull boxes. It is anticipated that the selected propane supplier will install their propane line, laterals, and valves within the common utility trench.
- Southern California Edison (SCE) is the supplier for electricity. SCE has a substation site adjacent to this development. It is anticipated that SCE will impose a fee to install power lines and transformers.
- Verizon is the local telephone service. Phone lines are presently located in Boulder Drive. It is anticipated that Verizon will impose a line extension fee to install phone line within the site conduit.
- CableVision of Mammoth Lakes is the Cable TV supplier in this area. Cable TV presently is located in Boulder Drive. It is anticipated that the Cable TV supplier will install its line within the cable television conduit at no cost to the development.
- The propane service provider has yet to be chosen. A propane tank site will be selected to serve all sites.